




PLANNING & DEVELOPMENT
SERVICES DEPARTMENT

CITY OF FRISCO

GEORGE A. PUREFOY MUNICIPAL CENTER
6101 FRISCO SQUARE BLVD · 3RD FLOOR
FRISCO, TEXAS 75034
TEL 972.292.5300 · FAX 972.292.5388
WWW.FRISCOTEXAS.GOV

To: Honorable Mayor and City Council

From: Scott L. Ingalls, AICP, Development Coordinator 

XC: George Purefoy, City Manager
John Lettelleir, AICP, Director of Planning & Development

Date: November 12, 2008

Subject: Planning & Zoning Commission Site Plan and Plat Approvals

In accordance with the Zoning and Subdivision Ordinances, the City Council may appeal the decision of the Planning & Zoning Commission regarding their action taken on any site plan or plat by submitting a written notice of appeal to the Planning & Development Services. A favorable motion of four members of the City Council is required to appeal the decision of the Planning & Zoning Commission and to direct staff to submit a written notice of appeal on behalf of the City Council.

Following are the memos detailing the preliminary site plans, site plans, preliminary plats, final plats, replats, conveyance plats, and/or amended plats approved by the Planning & Zoning Commission at their November 11, 2008 meeting. All Commissioners were present.




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November 12, 2008

TO: Applicant

FROM: Scott L. Ingalls, AICP 
Development Coordinator

SUBJECT: Results of the Planning & Zoning Commission, November 11, 2008

Amended Plat: Frisco Center (AP08-0004)
Owner(s): Frisco Center Properties, Inc.

Description:

Two lots on 20.8± acres on the southeast corner of Frisco Street and Research Road.
Zoned Industrial. Neighborhood #46.

APPROVED: 6-0 **DENIED:** _____ **TABLED:** _____

ACTION:

The Planning & Zoning Commission approved the item subject to additions and/or alterations to the engineering plans as required by Engineering Services.

JE/kj

cc:	Steve Scott	(214)387-3989	Costa Mazidji	(214)638-0447
	Mack Borchardt	Cissy Sylo	Steve Covington	Phillip Climer
	Mike Crain	Umberto Allori	Jim Cottone	Carey Frazier
	Jeff Maxwell	Michele Wood	Diana Torres	Poly Birika
	Michelle Ortega			




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November 12, 2008

TO: Applicant

FROM: Scott L. Ingalls, AICP 
Development Coordinator

SUBJECT: Results of the Planning & Zoning Commission, November 11, 2008

Revised Conveyance Plat: S.E.C. F.M. 423 & Old Newman Block A, Lots 1-14
(CP08-0010)

Owner: 2275HT investments, LTD., NEC Stonebrook/423,
L.L.C., SCMC, LP, Newman/423, L.L.C., Frisco-
Stonebrook, L.L.C.

Description:

Fourteen lots on 29.4± acres on the southeast corner of F.M. 423 and Old Newman Road. Zoned Commercial-1. Neighborhood #42.

APPROVED: 6-0 **DENIED:** _____ **TABLED:** _____

ACTION:

The Planning & Zoning Commission approved the item as submitted.

JE/kj

cc:	Brett Blakely	Benton Randle	(972)980-1627
	Mack Borchardt	Steve Covington	Phillip Climer
	Mike Crain	Jim Cottone	Carey Frazier
	Jeff Maxwell	Diana Torres	Poly Birika
	Michelle Ortega		




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November 12, 2008

TO: Applicant

FROM: Scott L. Ingalls, AICP 
Development Coordinator

SUBJECT: Results of the Planning & Zoning Commission, November 11, 2008

Site Plan & Final Plat: Legacy Office Buildings, Legacy Crossing, Block A, Lot 5
(SPFP08-0046)

Owner(s): Huffman Builders, L.P.

Description:

A dental office and a veterinary clinic on one lot on 2.1± acres on the southwest corner of Jasmine Way and Legacy Drive. Zoned Retail. Neighborhood #45.

APPROVED: _____ **DENIED:** _____ **TABLED:** _____

ACTION:

The Planning & Zoning Commission approved the item subject to:

Site Plan

1. Staff approval of the façade plan.
2. Staff approval of the landscape plan.

Final Plat

Additions and/or alterations to the engineering plans as required by Engineering Services.

SM/kj

cc:	Stephanie Rippe	(972)245-2995	Steven Homeyer	(972)906-9987
	Mack Borchardt	Cissy Sylo	Steve Covington	Phillip Climer
	Mike Crain	Umberto Allori	Jim Cottone	Carey Frazier
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November 12, 2008

TO: Applicant

FROM: Scott L. Ingalls, AICP 
Development Coordinator

SUBJECT: Results of the Planning & Zoning Commission, November 11, 2008

Site Plan

and Final Plat : S.E.C. F.M. 423 and Old Newman Addition Block 1, Lot 9, Christian Brothers Automotive(SPFP08-0047)

Owner(s): Newman/423, L.L.C

Description:

An automotive repair shop on one lot on 0.8± acre on the east side of F.M. 423, 375± feet north of Stonebrook Parkway. Zoned Commercial-1. Neighborhood #42.

APPROVED: 6-0 **DENIED:** _____ **TABLED:** _____

ACTION:

The Planning & Zoning Commission approved the item subject to:

Site Plan

1. Staff approval of the façade plan.
2. Staff approval of the landscape plans.

Final Plat

Additions and/or alterations to the engineering plans as required by Engineering Services.

JE/kj

cc:	Brett Blakely	Benton Randle	(972)980-1627
	Mack Borchardt	Steve Covington	Phillip Climer
	Mike Crain	Jim Cottone	Carey Frazier
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November 12, 2008

TO: Applicant

FROM: Scott L. Ingalls, AICP 
Development Coordinator

SUBJECT: Results of the Planning & Zoning Commission, November 11, 2008

Final Plat: Miramonte, Phase 1A (FP07-0032)

Owner(s): Hillcrest 306 Partners, L.P., Prosper Independent School District, & City of Frisco

Description:

36 Single Family-4 lots, 53 Patio Home lots, four common area lots, one school lot, and one park lot on 47.8± acres on the north side of Panther Creek Parkway, 2,660± feet east of Preston Road. Zoned Planned Development-204-Single Family-4/Patio Home. Neighborhood #4.

APPROVED: 6-0 **DENIED:** _____ **TABLED:** _____

ACTION:

The Planning & Zoning Commission approved the item subject to:

1. Staff approval of the landscape plan.
2. Construction of a pedestrian bridge over the creek, in a location and manner approved by Staff, to connect Phase 1A with the required open space lot prior to final acceptance.
3. Improvements within Lot 7, Block H, the amenity node, shall be provided in accordance with the Planned Development prior to final acceptance.
4. Additions and/or alterations to the engineering plans as required by Engineering Services.

SM/kj

cc:	Tom Barrow	(214)445-2259	Andres E. Casco	(817)274-8757
	Mack Borchardt	Cissy Sylo	Steve Covington	Phillip Climer
	Mike Crain	Umberto Allori	Jim Cottone	Carey Frazier
	Jeff Maxwell	Michele Wood	Diana Torres	Poly Birika
	Michelle Ortega			